Karen Johnson Davidson County
Batch# 812618 DEEDQC
02/28/2022 02:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220228-0022590

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 21120047

CHEATHAM COUNTY TENNESSEE NOTARY PUBLIC STATE OF L. BRONER MCCOY

STATE OF TENNESSEE }
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

X _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8 DAY OF February, 2022.

⇒ _____
NOTARY PUBLIC

My Commission expires: 8/24/22

| Address of New Owner | Send Tax Bills To: | Tax Information: |
|---|---|---|
| **Cheryl Grace Colebrook Ott**<br>28543 Hummingbird Hill Road<br>Conifer, CO 80433 | Same | **133-01-0-179.00** |

# QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 7th day of February 2022, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Cheryl Ott, Trustee of The Susan Anne Lawson Irrevocable Trust, u/a/d August 19, 2019,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **Cheryl Grace Colebrook Ott,** Grantee, her heirs, successors, and assigns, her entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 197 on the Map of Sunrise Heights 2nd Addition, a Plan of which is recorded in Book 421, Page 46, Register's Office for Davidson County, Tennessee, and described according to a survey by Hal. R. Swann, Jr., Surveyor, dated July 16, 1974.

Said part of Lot No. 197 fronts 55.9 feet on the northerly margin on High Street and extends back 149.7 feet, more or less, on the West side and 156.8 feet, more or less, on the East side, to a line in the rear, or an alley, measuring 53.4 feet.

Being the same property conveyed to Susan A. Lawson, unmarried, by Warranty Deed from Ronnie W. Hall and wife, Diane Hall, dated 05/13/1994 and recorded on 05/17/1994 at Book 9348, Page 114, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Cheryl Ott, Trustee of the Susan Anne Lawson Irrevocable Trust, by Quitclaim Deed from Susan A. Lawson, a single person, dated 08/19/2019 and recorded on 11/13/2019 in Instrument No. 20191113-0116713, Register's Office for Davidson County, Tennessee.

This is improved property known as:
532 High Street, Nashville, TN 37211

**THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.**

**THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.**

IN WITNESS WHEREOF, **Cheryl Ott, Trustee of The Susan Anne Lawson Irrevocable Trust, u/a/d August 19, 2019,** has caused this instrument to be executed, this the 7th day of FEBRUARY, 2022.

x Cheryl Ott, Trustee
**Cheryl Ott, Trustee**

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Cheryl Ott, Trustee of The Susan Anne Lawson Irrevocable Trust, u/a/d August 19, 2019,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 7th day of FEBRUARY, 2022.

⇒
NOTARY PUBLIC
My Commission expires: 8-24-23

ROBERT DAUGHERTY
My Notary ID # 11716700
Expires August 24, 2023

# True Copy Certification

**As required under T.C.A §66-24-101(d)(3) et seq.**

I, **L. Broner McCoy**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/7/22 (date of document).

L. Broner McCoy
Date: 2/7/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 7th day of February, 2022.

NOTARY PUBLIC
My Commission expires: 2.5.25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY